



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4041.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	2002	1,878	247,570
FGR	440	55	2002	242	31,902
FOP	41	30	2002	12	1,582
FOP	132	30	2002	40	5,273
TOTALS	2,491			2,172	286,328

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,172	112.2100	148.12	321,717	2002	2002	0	0	0 11.00	89.00

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SNGL FAM - 100% - 2023

Heated Area: 1878

HX Base Yr 2023

The diagram is a site plan of a property. It features three main building footprints: a large rectangular 'FGR 2002' on the left, a smaller 'FOP 2002' at the bottom center, and another 'FOP 2002' at the top right. The property is bounded by dimensions: 27 on the left, 20 on the top, 22 on the bottom left, 14 on the right side of the FGR, 12 on the bottom right, and 36 on the far right. Internal dimensions and setbacks are also shown: 20, 22, 14, 9, 2, 5, 12, 6, 12, 20, 22, 27, 18, 19, 10, 4, 6, 9, 2, 5, 12, 6, 12, 20, 22, 27.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025

MLU